



STATE OF CONNECTICUT • COUNTY OF TOLLAND

INCORPORATED 1786

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE

TUESDAY, MAY 5, 2009

REGULAR MEETING

Members Present: G. Blanchette, G. Feldman, G. Magnuson, P. Shupe

Members Absent: P. Welty-Chairman, T. Adams, K. Heminway, M. Joyse, A. Leo Miller, L. Spielman

Others Present: M. Beaulieu, H. Pearson-Moser Pilon Nelson, D. Wallace-Ad Hoc Pinney House Committee.

Vice Chairman Gary Magnuson opened the meeting at 7:35 PM. Since there was no quorum, this was an informational meeting only.

Pinney House Renovation

Gary Magnuson stated that one of the tasks from last month's meeting was to check out the heating system to see if it is salvageable for use during construction. Homestead Fuel looked at it and came back with a positive diagnosis. It needs some parts replaced but it is salvageable. Peter Welty also spoke to Mike Plickys about taking some samples and getting some data from behind the cornices. They will be cutting out a couple of two foot sections. Hugh Pearson wants to see what the cost would be for replacing them with a composite material versus a reproduction in wood. Mike and Peter are planning to be on the site tomorrow; Gary Magnuson will try to be there also.

The Pinney House Committee sent the volunteer list some time ago, and Gary will follow up with Peter Welty to see that he received it. There was the question of whether Nick Delantano could come on site to do some archeological excavation and the answer was that he could not until Mr. Santini approves the work to be done. Debby will have Gerry respond to him with the answer.

Michele gave Gary Magnuson two copies of the asbestos and mold abatement plans and specifications. One is for the town attorney to review and one for the finance officer. Copies were also sent to Mr. Santini, Susan Chandler, and the DECD. Hugh Pearson spoke with Peter Welty and felt that this work would probably not start until Mr. Santini is agreeable to the project.

Michele went over the volunteer work and the scope of work check list was passed out to the committee members (attached). The volunteers do not go into the building until the mold and asbestos is abated. Gary Magnuson suggested that the building be swept clean of all debris and

that the scope should include this item. Debby Wallace stated that John Curtis will be on the site to protect any historic items while the volunteers are there. She also stated that Gerry Gillung is working on getting a dumpster donated. They realize that the tipping fee will have to be paid.

Hugh Pearson went over the time line for the project. By the June meeting the documents will be ready for the general construction phase. They will be distributed to all agencies for review. At that time Mr. Santini can begin his evaluation. It was suggested that two weeks be given for review and evaluation. The bid will go out in July. If all goes well, the asbestos and mold abatement will be done in June, the volunteers go in July and the construction begins in August.

The Committee went over the alternates. For the chimneys, the base bid will be for one chimney for the furnace and the others taken down below the roof line. The alternate will be for the cost of reconstructing the remaining chimneys. Mrs. Wallace asked if the one in the ell could be reconstructed back to a workable chimney for the fireplace. Mr. Pearson will consider it.

The doors and windows base bid will be to replace all windows; the alternate is to replace the vinyl clad windows and restore the others to original. This will cause an alternate for the sash work in the asbestos abatement contract.

For the roof material, it was agreeable to use asphalt shingles. The alternates will be for truss reframing of the roof or patching. When Mike Plickys takes his data, he may be able to determine the condition of the roofing underlayment.

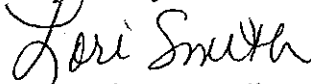
Gary Magnuson stated that the time line for the underground power installation should be checked into. He also asked about the reappointing of the outside brick being a large dollar item on the budget. Hugh Pearson told him that he felt a good power washing of the outside could be done and repainting of a large portion. They will point out the areas to be repointed. He would also like to test the brick mortar.

The question of the front door came up and Hugh Pearson stated that his intent is to restore it; the other doors are not original. They will brick up the upstairs doorway.

There is an invoice for Moser Pilon Nelson to be paid in the amount of \$2,350 that cannot be approved tonight. Gary Magnuson will see if it can be put into the system now and approved next month.

Meeting was closed at 8:20 PM.

Respectfully submitted:



Lori Smith, Recording Clerk

Pinney House Renovation Project
82-84 Pinney Street
Ellington, Connecticut

May 5, 2009

Sequence 2: Town/Volunteer Enabling Project
Scope of Work

General Notes:

- Demolition work shall be carefully done so as not to damage existing plaster.
- No torches or other heat-producing tools/equipments shall be allowed.
- Fire extinguishers must be provided at each floor level during demolition.
- Protect existing archways, trim, and other decorative woodwork.

1. Interior:

- a. Dispose of any loose furniture, window treatments, appliances, etc.
- b. Remove layer of sheetrock and any related furring from original plastered walls. Carefully cut nails, do not pull nails.
- c. Remove sheetrock that encases fireplaces.
- d. Remove sheetrock walls (including wood framing) at closet and bathroom enclosures and where noted on drawings. Salvage any doors that appear to be original and decorative wood casings.
- e. Remove modern doors, i.e. bifold or accordion type.
- f. Dispose of kitchen cabinetry and appliances.
- g. Remove vinyl tile flooring and carpet runner on stairs.
- h. Remove ceramic tile, bathroom fixtures, accessories, piping, etc. throughout building.
- i. Demolish knotty pine cabinetry enclosing radiators on northern second floor apartment.
- j. Remove sheetrock drop ceilings and related framing.
- k. Remove batt insulation from attic floor and basement.
- l. Remove wood ceiling above oil tanks in basement.
- m. Remove exposed electrical wiring, light switches, and boxes throughout building.

Note: Volunteers must be instructed to remove all debris from the building and immediately deposit into dumpsters. Current floor construction may not be strong enough to hold additional concentrated weight.

2. Exterior:

- a. Landscaping cleanup: remove trees and shrubs close to the building.
- b. Remove mailboxes.
- c. To allow for accurate replacement/reproduction, document and remove picket fence and post with light fixture at south side.
- d. Clean debris out of basement window wells.
- e. Demolish exterior, platform, and doors. Board up opening.
- f. Provide splash blocks at each rain leader and/or provide temporary extension to direct water away from the building.
- g. Remove board and batten siding from ell.
- h. Remove broken storm door from ell.

3. Not in Scope: Items to be tested and removed by historic or other experts as determined by the Town.

- a. Wallpaper: salvage large enough sections to view entire pattern for potential historical documentation.
- b. Paint colors
- c. Interior crown moulding, base trim, chairrails, etc.